



## 3 Cromwell Court

New Street, Aylesbury, HP20 2PB

### **TOWN CENTRE OFFICES NOW AVAILABLE**

**2,616 sq ft**  
(243.03 sq m)

- Office building over 3 floors
- Air conditioning, radiator heating, suspended ceilings, perimeter trunking, door entry system.
- Kitchen/breakout room/WC facilities
- Open plan offices and separate offices
- On-site car parking
- 10 Car parking spaces

# 3 Cromwell Court, New Street, Aylesbury, HP20 2PB

## Summary

<b>Available Size</b>	2,616 sq ft
<b>Rent</b>	£38,000 per annum No VAT payable
<b>Rates Payable</b>	£13,847.25 per annum April 2026
<b>Rateable Value</b>	£27,750
<b>Service Charge</b>	£5,132 per annum
<b>VAT</b>	Not applicable. VAT is not payable on the rental and service charge
<b>Legal Fees</b>	Each party to be responsible for their own legal costs involved in the transaction.
<b>EPC Rating</b>	D (86)

## Description

The property comprises a three storey modern purpose built office premises fronting New Road together with undercroft secure parking.

Internally the property benefits from wall mounted air conditioning units, radiators, perimeter trunking, suspended ceilings with cat 2 lights, blinds, sash windows and a door entry system.

The ground floor of the property comprises a modern reception area with large kitchen/breakout room plus a disabled toilet. The first floor benefits from toilet facilities, an open plan office together with a private office. The second floor include a private office or small meeting room, an open plan desk area together with a boardroom with feature window.

There are currently 10 parking spaces with the property in a secure gated car park.

## Location

Cromwell Court is situated in a prominent position close to the town centre and retail parks. Aylesbury is the County Town of Buckinghamshire and is well located lying approximately 44 miles north west of London 26 miles east of Oxford 22 miles west of Luton and 18 miles west of Hemel Hempstead. The town has good road communications being positioned between the M1 and M40 and some 20 miles north of the M25 motorway via the A41.

Aylesbury has a direct and frequent rail service to London Marylebone with a journey time of approximately 55 minutes. The international airports at Luton and Heathrow are readily accessible being located 18 and 40 miles away respectively. Aylesbury has a population of approximately 106000 (within a 10 km radius - 2001 census).

## Terms

Available on a new Lease direct from the Landlord on terms to be agreed.

## Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



## Viewing & Further Information



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**Neave DaSilva**

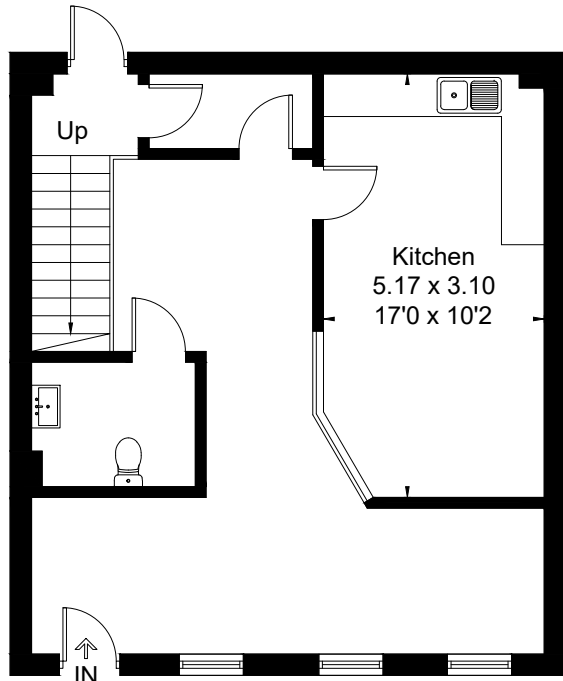
07827 908926

nds@chandlergarvey.com

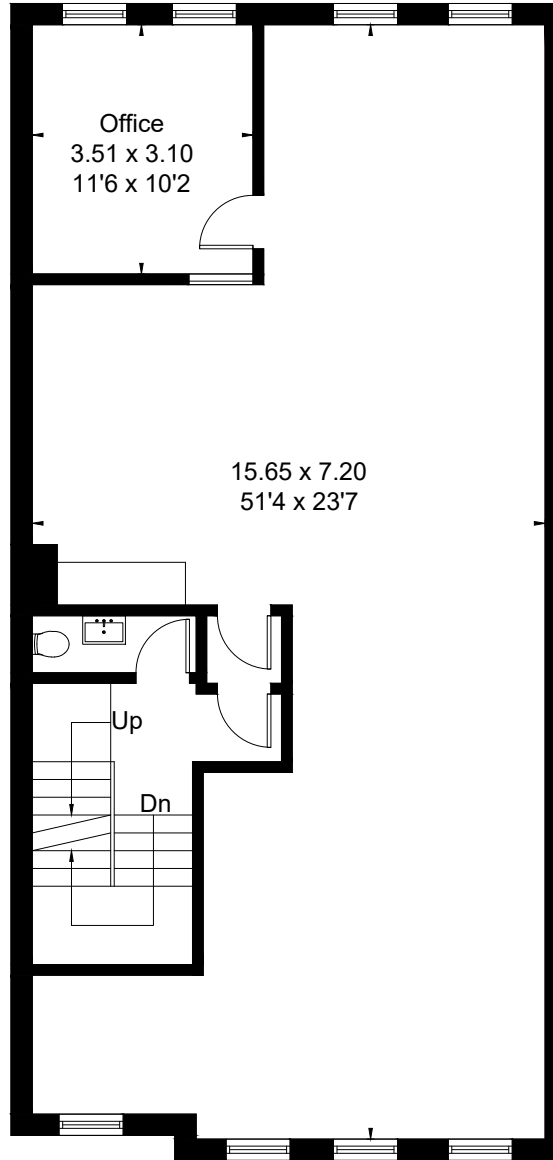




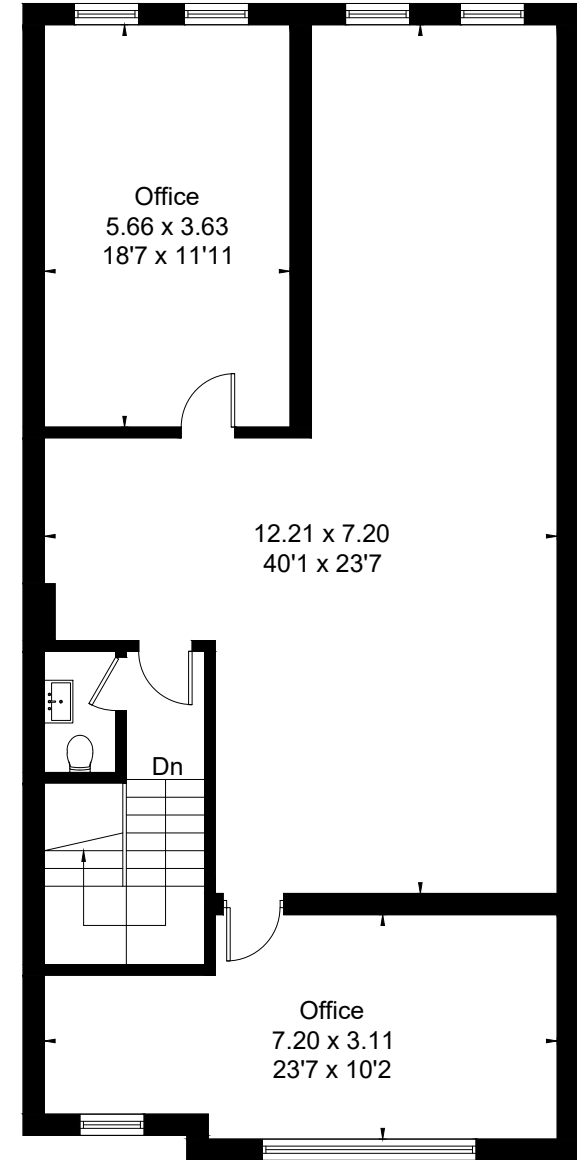
Approximate Floor Area = 282.6 sq m / 3042 sq ft



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #97151